

PROPERTY LOCATION

No	Alt No	Direction/Street/City
179		FRANKLIN ST, ARLINGTON

OWNERSHIP

OWNERSHIP				Unit #:	1	
Owner 1:		MARTIN MATTHEW H				
Owner 2:		JOHNSTON LAURA F				
Owner 3:						
Street 1:		179 FRANKLIN ST UNIT 1				
Street 2:						
Twn/City:		ARLINGTON				
St/Prov:		MA	Cntry:		Own Occ:	Y
Postal:		02474		Type:		

PREVIOUS OWNER

Owner 1:	MARTIN MATTHEW H -		
Owner 2:	JOHNSTON LAURA F -		
Street 1:	179 FRANKLIN ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Asbestos Exterior and 1124 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land
102	Condo		0		Sq. Ft.	Site

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	420,600	3,100		423,700
Total Card	0.000	420,600	3,100		423,700
Total Parcel	0.000	420,600	3,100		423,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	376.96	/Parcel:	376.9

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	414,400	3100	.		417,500	417,500	Year End Roll	12/18/2019
2019	102	FV	444,000	3100	.		447,100	447,100	Year End Roll	1/3/2019
2018	102	FV	393,000	3100	.		396,100	396,100	Year End Roll	12/20/2017
2017	102	FV	358,500	3100	.		361,600	361,600	Year End Roll	1/3/2017
2016	102	FV	356,400	3100	.		359,500	359,500	Year End	1/4/2016
2015	102	FV	329,300	3100	.		332,400	332,400	Year End Roll	12/11/2014
2014	102	FV	314,200	3100	.		317,300	317,300	Year End Roll	12/16/2013
2013	102	FV	303,900	3100	.		307,000	307,000		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARTIN MATTHEW	55255-549		8/27/2010			1	No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/2013	1716	Manual	5,612	C				
4/19/2011	290	Manual	6,600				INSULATION	
7/23/2010	873	Porch	7,000				REBUILD/EXPAND FRO	
7/20/2010	850	Demoliti	300				FRONT PORCHES	

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	Measured	DGM	D Mann
8/20/2013	Info Fm Plan	BR	B Rossignol
1/30/2013	Info Fm Prmt	EMK	Ellen K
2/17/2011	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	31085
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

